



Rowberrow, Whitchurch

£325,000

- **Energy Rating - C**
- **Three Bedrooms**
- **Fitted Kitchen**
- **Garage**
- **Upvc Double Glazed**

- **Semi Detached House**
- **Lounge With Bow Window**
- **Large Conservatory**
- **Parking Space**
- **Gas Central Heating**

Positioned within the ever-popular St Giles development, this attractive three-bedroom semi-detached home offers generous living space, practical features and a sunny south-facing garden, making it an excellent choice for families and those looking to settle in a well-connected part of South Bristol.

The location continues to grow in popularity thanks to the extensive regeneration of nearby Hengrove Park, now home to the South Bristol Community Hospital, the Skills Academy and the impressive Hengrove Park Leisure Centre, all providing fantastic amenities right on the doorstep.

Step inside and you're welcomed by a spacious entrance hall that sets the tone for the accommodation beyond. At the front of the house, the bright living room enjoys a charming bow window, while to the rear, the separate dining room opens through patio doors into a generously sized conservatory, creating a versatile space that's ideal for entertaining or simply relaxing while overlooking the garden. The kitchen is fitted with a range of units and includes integrated electric ovens and an induction hob.

Upstairs, there are two comfortable double bedrooms, a well-proportioned third bedroom and a modern bathroom, providing a practical layout for growing families or those needing space to work from home.

Outside, the low-maintenance rear garden benefits from a sunny southerly aspect and provides direct access to a detached garage via a useful side door. In addition, there is off-street parking to the rear of the property.

A well-balanced home in a sought-after location, offering excellent everyday convenience and superb access to the wide range of facilities that Hengrove Park now has to offer.

Lounge 13'6" max x 12'11" max (4.12 max x 3.95 max)

Dining Room 10'10" x 9'2" (3.32 x 2.81)

Kitchen 10'6" x 7'4" (3.21 x 2.24)

Conservatory 15'7" x 9'1" (4.75 x 2.79)

Bedroom One 13'3" x 9'5" (4.05 x 2.89)

Bedroom Two 10'5" x 7'0" (3.19 x 2.14)

Bedroom Three 9'11" x 8'10" (3.03 x 2.70)

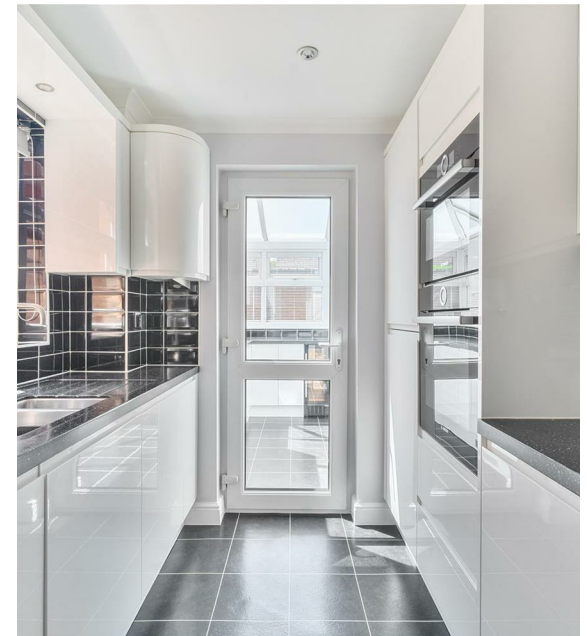
Bathroom 6'4" x 5'5" (1.94 x 1.67)

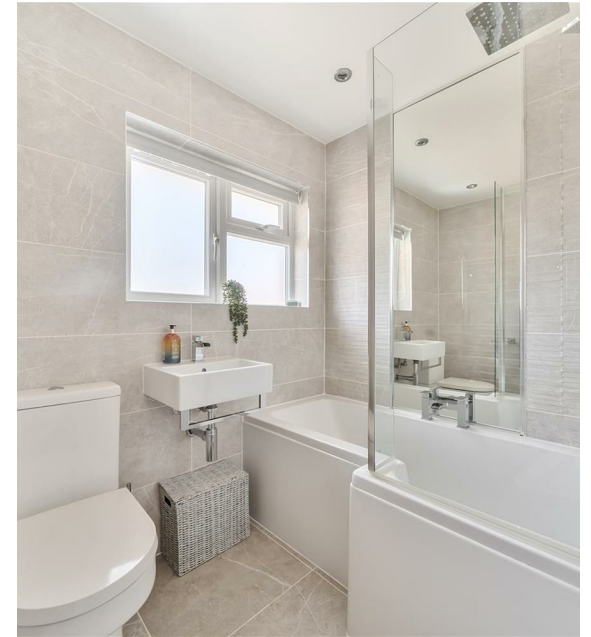
Tenure Status - Freehold

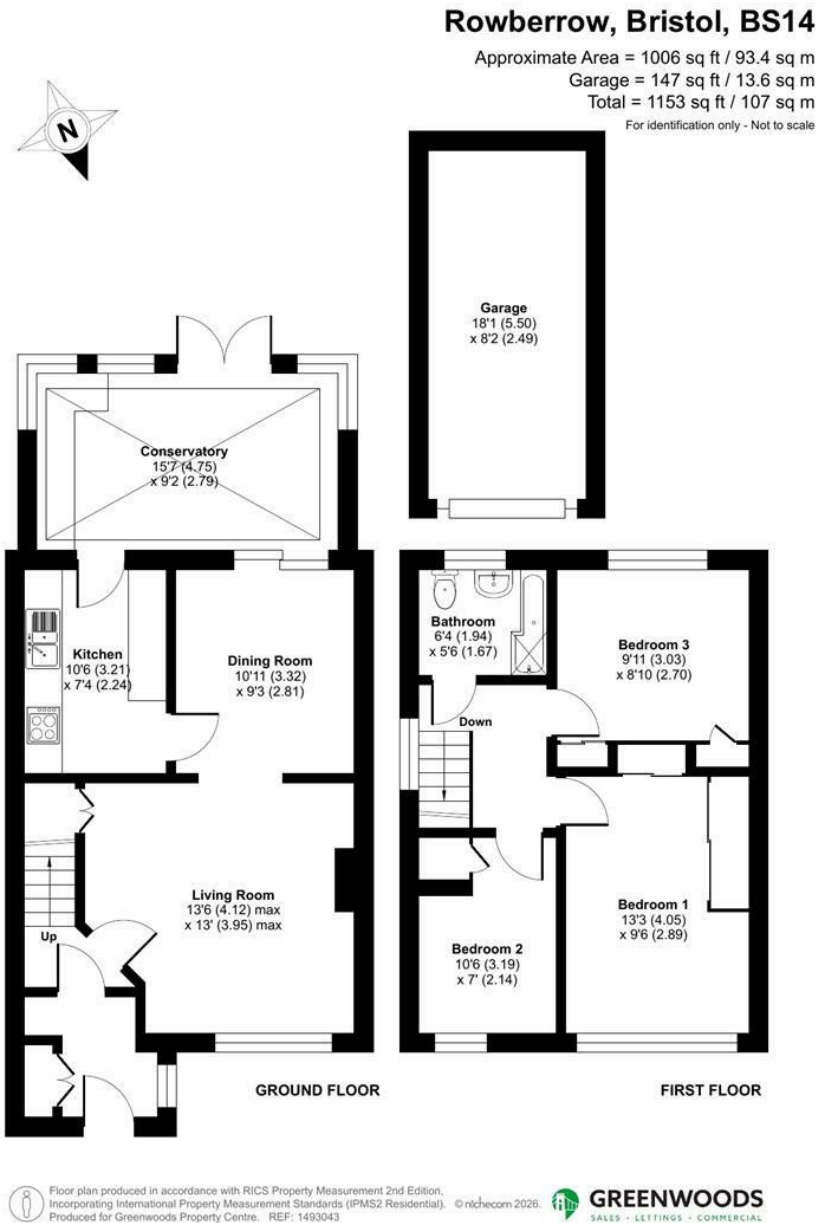
Council Tax - Band C











| Energy Efficiency Rating                    |                         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---------------------------------------------|-------------------------|-----------|-----------------------------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |                                                                 | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) A                                 |                         | 86        | (81-91) A                                                       |                         | 85        |
| (81-91) B                                   |                         |           | (69-80) B                                                       |                         |           |
| (69-80) C                                   |                         |           | (55-68) C                                                       |                         | 68        |
| (55-68) D                                   |                         |           | (39-54) D                                                       |                         |           |
| (39-54) E                                   |                         |           | (21-38) E                                                       |                         |           |
| (21-38) F                                   |                         |           | (1-20) F                                                        |                         |           |
| (1-20) G                                    |                         |           | (1-20) G                                                        |                         |           |
| Not energy efficient - higher running costs |                         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           | England & Wales                                                 | EU Directive 2002/91/EC |           |

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